



Millwright Way

Flitwick,
Bedfordshire, MK45 1BZ

Guide Price **£260,000**

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properties

With the benefit of allocated parking and no upper chain, this mid terrace home offers rear views over allotments and features accommodation to include a living room, fitted kitchen, two double bedrooms and first floor bathroom. There is an enclosed garden to the rear.

There is a handy convenience store on neighbouring Windmill Road, whilst the mainline rail station and further town centre amenities are within just 0.8 miles. In our opinion, the property would make a great first step on the property ladder, or buy to let investment with a current potential rental income of approx. £1,050 pcm. EPC Rating: D.

GROUND FLOOR

ENTRANCE PORCH

Accessed via front entrance door with opaque glazed inserts. Door to:

LIVING ROOM

Leaded light effect double glazed window to front aspect. Wall mounted electric storage heater. Staircase to first floor landing. Coving to ceiling. Door to:

KITCHEN/DINING ROOM

Leaded light effect double glazed window and door to rear garden. A range of base and wall mounted units with work surface areas incorporating stainless steel sink and drainer with mixer tap. Part tiled walls. Built-in electric oven and hob with extractor over. Space for washing machine. Wall mounted electric storage heater. Built-in under stairs storage cupboard with shelving.

FIRST FLOOR

LANDING

Loft access. Doors to both bedrooms and bathroom.

BEDROOM 1

Leaded light effect double glazed window to front aspect. Wall mounted electric heater. Built-in cupboard over stair bulkhead with shelving, housing water tank.

BEDROOM 2

Leaded light effect double glazed window to rear aspect. Wall mounted electric heater.

BATHROOM

Three piece suite comprising: Panelled bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin. Part tiled walls. Extractor.



OUTSIDE

FRONT GARDEN

Small gravelled area. Paved pathway leading to front entrance door.

REAR GARDEN

Immediately to the rear of the property is a paved patio area with pathway extending through the lawned garden to gated rear access. Enclosed by timber panelled and picket fencing.

OFF ROAD PARKING

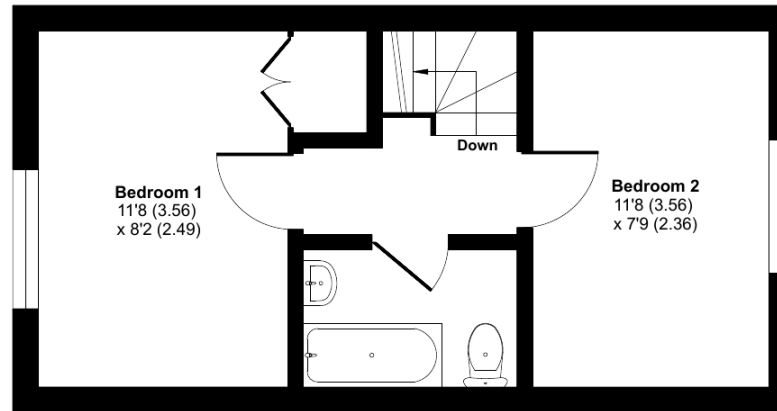
Allocated parking.

Current Council Tax Band: B.

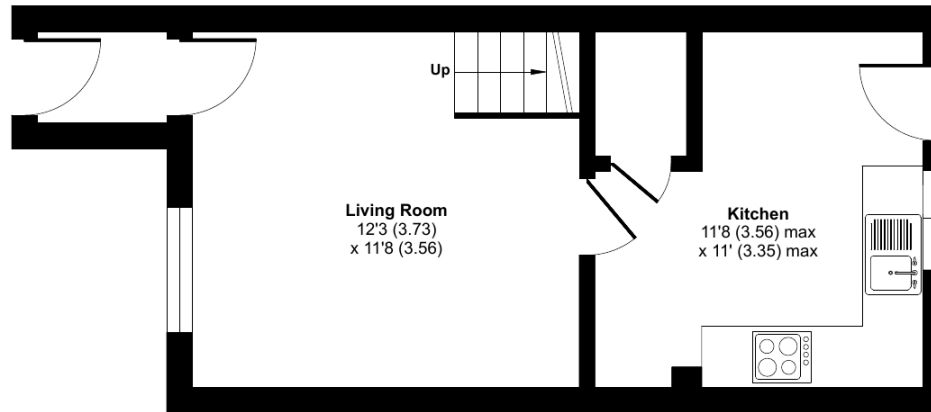


Approximate Area = 573 sq ft / 53.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 989931



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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